

## HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ♦ Ellicott City, Maryland 21043 ♦ 410-313-2350

Marsha S. McLaughlin, Director

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## TECHNICAL STAFF REPORT MAPLE LAWN FARMS

Planning Board Meeting of April 3, 2014

File No./Petitioner: SDP-14-048 NVR, Inc.

Project Name: Maple Lawn Farms, Westside District, Area 4, Lots 118-124 and 129-156

**Request:** The request is for approval of a site development plan (SDP) for the construction

of 35 single family attached (SFA) dwellings and other related site improvements in accordance with Section 127.0.F.1 of the Howard County Zoning Regulations. The site area for this SDP is approximately 2.53 acres of the 605.3 acre total tract area for Maple Lawn Farms and is zoned "MXD-3" (Mixed Use

Development).

**Location:** The single family attached dwellings will be located along Market Street, Terrace

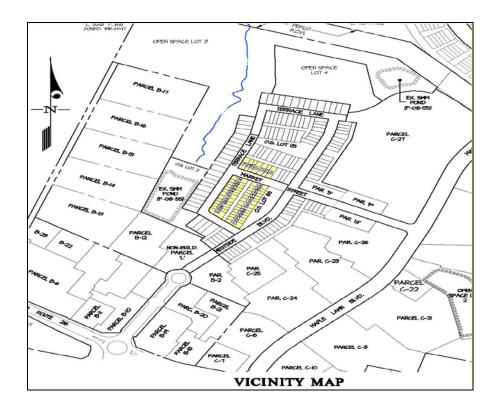
Lane, and Westside Boulevard, west of Maple Lawn Boulevard and north of Route 216 (in the Westside District), identified on Tax Maps 41 and 46, Grid Nos.

3 and 21 in the Fifth Election District of Howard County, Maryland.

**<u>DPZ Recommendation</u>**: Approval, subject to compliance with any comments from the Planning Board.

There were no outstanding comments received from reviewing agencies

regarding this development proposal.



## **Vicinal Properties:**

The 35 townhouse units will be located in the Westside District, Area 4, of the Maple Lawn Farms project and are surrounded by the following:

**North Side** - To the north of Lots 118-124 is Westside District Area 3 - a row of residential lots designated for townhome development.

East Side - To the east of Lots 129-143 is Westside Boulevard.

**South Side** – To the south of Area 4 are future residential (townhome) lots of Westside District Area 5 (fronting Terrace Lane) and existing Lots 109-114 of Westside District Area 3.

**West Side** - To the west of Lots 144-156 are Lots 157-166 of Westside District Area 4 (fronting Terrace Lane).

## **Site History:**

- **ZB Case No. 995M** for the establishment of the Maple Lawn Farms MXD Preliminary Development Plan and Development Criteria approved December 29, 2000 and the PDP documents were signed by the Zoning Board on February 8, 2001.
- PB Case No. 353, Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on July 11, 2001.
- **S-01-17**, Sketch Plan for the entire Maple Lawn Farms MXD project received signature approval on August 1, 2001.
- **ZB Case No. 1039M** to establish the MXD District for the former Wessel and Oliver Properties and to amend the previously approved PDP for Maple Lawn Farms was approved on March 20, 2006.
- **PB Case No. 378,** Amended Comprehensive Sketch Plan and Development Criteria approved by the Planning Board on January 25, 2007.
- **S-06-16,** Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project received signature approval on February 20, 2007.
- P-13-02, Preliminary Plan to establish the Westside District, Area 4, received signature approval on April 11, 2013.
- F-14-015, Final Plan to establish the Westside District, Area 4, Lots 118-170, Open Space Lot 68, and Common Open Area Lots 171. \* This plat has not been recorded as of the date of this staff report.

## Site Analysis:

Site Improvements - This SDP proposes the construction of 35 SFA residential dwelling units and other related site improvements. This SDP is designed in accordance with the "Traditional Neighborhood Design" (TND) concept with the townhouses fronting closely to the public streets to define an urban streetscape to promote pedestrian traffic within the community. On the west side of Westside Boulevard, there are fifteen (15) townhomes that will front green space (Open Space Lot 68) and will have detached garages at the rear of the lots served by a 16' wide paved private use-in-common alley. On the north east side of Market Street, there are seven (7) townhomes that will have detached garages at the rear of the lots served by a 16' wide paved private use-in-common alley. On the east side of Terrace Lane, there are thirteen (13) townhomes that will have detached garages at the rear of the lots served by a 16' wide paved use-incommon alley. Each of the SFA units will accommodate their required two offstreet parking spaces within their garages. A total of 70 off-street parking spaces are required for these units (35 units x 2 spaces each) with 70 parking spaces provided within two car garages. In addition, there are un-striped on-street parking spaces provided for overflow and visitor parking within the nearby

Terrace Lane and Westside Boulevard right of ways. No parking is permitted within the private alley.

**Storm Water Management (SWM)** - Storm water management for this project is provided in regional SWM facilities constructed under Final Plans, F-05-012, F-08-055 and F-12-021

**Environmental Considerations** - There are no 100 year flood plain, wetlands, streams or buffers located within the subject residential lots.

Landscaping - The Landscape Plan for this project complies with the alternative compliance provision of the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. The developer is providing the required shrubs (at a rate of 1 per 4 feet of lot width at BRL). A total of 311 shrubs, 8 shade trees and 4 ornamental flowering trees shall be planted along the fronts of the units and the sides of those units which are adjoining a public road.

**Forest Conservation** - This project previously addressed the forest conservation requirements of Section 16.1200 of the Howard County Code under the processing of Final Plan, F-08-054.

**Adequate Public Facilities** - This project passed the tests for road adequacy and open schools under the CSP, S-01-17 and Amended CSP, S-06-16.

**Development Criteria** – This SDP complies with all development criteria requirements approved under S-06-16 and PB Case No. 378. All proposed SFA dwellings and related improvements comply with the setback and height requirements that are outlined under the CSP, S-01-17 and the Amended CSP, S-06-16.

## **Planning Board Criteria:**

This SDP is in compliance with the five criteria requirements of Section 127.0.F.2 of the Howard County Zoning Regulations for Planning Board approval of a site development plan as follows:

1. Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.

The site design for the proposed SFA residential dwellings and associated site improvements are consistent with the approved PDP, CSP and Development Criteria requirements approved for this project. This SDP is also consistent with the purpose and design concept for a "Traditional Neighborhood Design" (TND) development.

2. Satisfies the applicable requirements of Section 127.0.E.3 (Decision by the Planning Board for the CSP and Development Criteria).

This SDP satisfies the requirements of Section 127.0.E.3 of the Zoning Regulations which describes the Planning Board's approval decision of the CSP and the Development Criteria. The Planning Board approved the amended CSP and Development Criteria under PB Case No. 378 by a Decision and Order dated January 25, 2007.

3. Makes effective use of landscaping to provide buffers where needed and to enhance the site design.

The home builder proposes to install enhanced landscaping for each of the SFA lots at or above what is mandated by the approved PDP, CSP, the Howard County Landscape Manual and the MLF Landscape Design Criteria. The MLF Landscape Design Criteria requires the planting of 1 shrub per 4 linear feet of lot width in the front yard and no landscaping in the side or rear yards, unless the lot is a corner lot facing a public street where 1 shrub per 4 linear feet of side building length is required. For residential building types fronting an attached green area (Open Space Lot 68), street trees shall be planted in front of the structures and within the public open space. The developer shall provide 8 shade trees and 2 flowering ornamentals to be located within the green area. Therefore, together with the required streetscape planting along the public streets and the 311 shrubs, 8 shade trees and 4 ornamental flowering trees, the site design for the SFA lots will be enhanced.

4. Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.

This SDP in conjunction with Final Plan, F-14-015, will provide the landscaping and other site amenities including street lighting, street trees and pedestrian sidewalks as part of the development of these townhouse units. A community square/open space area (Open Space Lot 68) will be provided in accordance with the approved PDP, CSP and other future site development plans for this project.

5. Implements the pedestrian circulation system for the MXD Use Development.

This SDP in conjunction with approved Final Plan, F-14-015 and other approved or future SDP's will provide the pedestrian circulation system including sidewalks, pathways and crosswalks for the Westside District of Maple Lawn Farms. Sidewalks will be provided on both sides of all public streets adjacent to the proposed townhouse units in accordance with approved Final Plan, F-14-015 and this SDP.

SRC Action:

On March 11, 2014, the Subdivision Review Committee (SRC) determined this SDP may be approved, subject to compliance with the SRC comments. The SRC comments primarily addressed the need to make minor drafting revisions to the SDP prior to signature approval by DPZ.

Please note that this file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to the recordation of the final plat (F-14-015) and compliance with the SRC agency comments issued for SDP-14-048.

Marsha S. McLaughlin, Director
Department of Planning and Zoning

Date

3/24/14

## **Conceptual Site Plan**



## **GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS HEMA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 913-1880 AT LEAST FIVE (5) MORKING DAYS PRIOR TO THE START OF WORK.
- 3 THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT I-800-25T-77TT AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK
- PROJECT BACKGROUND:
- SEE VICINITY MAP IN THE TOP RIGHT CORNER OF THIS SHEET
- MXD-3 FER ZB-945M (APPROVED ON 02-08-01), UNDERLYING ZONING IS RR-DEO AND PER THE 2/02/04 COMPREHENGIVE ZONING PLAN.
- AREA OF BUILDABLE LOTS (No. 18-124 t 124-156) FOR THIS SITE DEVELOPMENT PLAN: 211: ACRES, FOR OTHER SIBMISSIONS RELATED TO THIS SITE SET HOWARD COUNTY DEPT. OF PLANING 12 CONING FILLS Nos.: 5 OI-17, 5-06-16, ZB-495M, ZB-1034M, PB-353, PP-318, PP-310, PP-310-218, PP-310-218, PP-03-128, PP-03-128, PP-03-128, PP-03-128, PP-310-228, PP-103-128, PP-310-28, PP-310-28
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNFORM TRAFFIC CONTROL DEVICES (MJTC). ALL STREET AND REGULATORY, SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPIRALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES COMPILED FROM F-06-161, F-06-072 & G.L.W. SURVEY DONE IN MAY/2004.
- COORDINATES ARE BASED ON NADB3 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NUMBERS 46BC \$ 46BD STORWAITER WANGEMENT, FOR BOTH GUALITY AND QUANTITY, FOR THE DEVELOPMENT PROPOSED BY THESE PLANS (MAICH IS PART OF A PHASED PROJECT) MILL BE SATISFED BY EXISTING REGIONAL FACILITY CONSTRUCTED ON OPEN SPACE LOT 3 IN THE MESTIGIE DISTRICT INDER F-08-55. THE EXISTING FACILITY ON OPEN SPACE LOT 3 IN THE MESTIGIE DISTRICT INDER F-08-50. THE EXISTING FACILITY COLORED AND MAINTAINED. THE RECHARGE OBLIGATIONS FOR THESE LOTS HAVE BEEN PROVIDED IN AN EXISTING FACILITY LOCATED ON OPEN SPACE LOT 68 IN THE MESTISIDE DISTRICT-AREA 2 AND CONSTRUCTED UNDER F-12-021.
- O. PUBLIC WATER AND SEMER SHALL BE UTILIZED (AS PROVIDED BY W45 CONTRACT #24-4749-D & #24-4780-D) AND THE WATER METERS IN OUTSIDE VAILITS
- II. THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS, THE CONTRACTOR MUST DIG TEST PITS (BY HAND) AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIEY EXACT LOCATION. IMMEDIATELY NOTIFY THE ENSINEER OF ANY CONFLICTS,
- 12. ALL ROADS LABELED AS "PUBLIC" ARE PUBLICLY MAINTAINED ONCE THEY ARE DEDICATED. ALL ROADS LABELED AS "PRIVATE" ARE PRIVATELY MAINTAINED BY A HOMEOWNER ASSOCIATION.
- 13. ANY DAMAGE TO THE ADJACENT COUNTY OWNED RIGHT-OF-WAY AND PROPERTY SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- I4. THERE ARE NO GRAVE SITES, CENTIFERES, WETLANDS, 100-YR FLOODPLAIN OR STREAM ON THE BUILDABLE LOTS SHOWN ON THIS SITE DEVELOPMENT PLAN ELSEWHERE WITHIN THE HILLSIDE DISTRICT OPEN SPACE THERE ARE WETLANDS, 100-YR FLOODPLAIN AND STREAMS.
- THIS PROJECT COMPUES WITH THE REQUIREMENTS OF SECTION 16,1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.
  THE FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER F-08-054.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (AS SHOWN ON SHEET 4 TO SATISFY S-OI-IT DEVELOPMENT CRITERIA AND SECTION 16124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL) SHALL BE POSTED AS PART OF THE GRADING PERMIT FOR EACH LOT (INHERE APPLICABLE). FOR ADDITIONAL INFORMATION AN THE LANDSCAPE SURETY SEE SHEET 1 4 MOT THE GRADING PERMIT CHAPT ON SHEET.
- FOR ADUITIONAL INFORMATION ON THE CANAGE OF SIXET IN SECTION THE GRAUNDS PERSON LINES ON SIXET. IN

  ORNEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERSON FOR NIN FOR INVENT DIVELLINGS TO INSURE SAFE

  ACCESS FOR FIRE AND DERRORMOY VEHICLES FER THE FOLLOWING MINIMAM REQUIREMENTS.

  A MIDTH 12' (10' SERVING MORE THAN ONE PERSONNE)

  B. SIRFACE 6' OF COMPACTED CRUBERS RIN BASE WITAR AND CHIP COATING (1-12'MIL)

  C. GEOMETRY MAX (48' GRADE, MAX (58' GRADE CANAGE AND MIN 45' TIRNING RADIIS.

  D. STRUCTURES (CLL-VERT/SPEIDESS) CAPABLE OF SUPPORTING 25' GROOS TONS (425' LOADING)

  E. DRAINAGE ELEMENTS CAPABLE OF SAFEY PASSING ION-YR, FLOOD WITH NO MORE THAN I POOT DEPTH OVER DRIVEWAY SURFACE,

  F. MAINTENANCE SUFFICIENT TO INSURE ALL MEATHER USE.

- PUBLIC REFUSE PICKUP IS PROVIDED AT CURBSIDE FOR LOTS 96-108 AND IN THE ALLEY FOR LOTS 85-95.
- BAY KINDOWS, WINDOW WELLS, CHIMNEYS, HEATING OR AIR CONDITIONING UNITS AND EXTERIOR STARWAYS IF NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NO MORE THAN 4 FEET INTO ANY REQUIRED SETBACK AREA IN ACCORDANCE WITH SECTION 126A1 OF THE ZONING REGULATIONS, EXCEPT FOR THE ITEMS LISTED WINDER AD OF THE LOT DEVLOPMENT DATA ON THIS SHEET.
- 20. AS A CONSEQUENCE OF THE SKETCH PLAN, 5-OI-IT APPROVAL PRIOR TO 11-15-OI, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- SIDELY/ORD AND LAW DEVELOPMENT REGILATIONS.

  THE TIMO CARE GARAGES SHALL BE USED FOR PARKING PIRPOSES ONLY AND ARE NOT PERMITTED TO BE CONVERTED TO OTHER USES IN ACCORDANCE NITH SECTION 183.D.2.a OF THE ZONING REGILATIONS AND THE APPROVED MLF DEVELOPMENT CRITERIA. UNLESS OTHERWISE PROHIBITED BY POSTED SIGNAGE OR CARE MARKING, ON-STREET PARKILLE, PARKING ALONG THE CARE MINITH THE PUBLIC DIGHTS-OF-MAY IS ALLONGE FOR VISITOR AND OVERSICH OF ARKING. THE ON-STREET PARKING AREA WILL NOT BE STRIPED. THE ALLEY'S ARE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-MAY" IS AND THAT SIN THE COVENING THE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-MAY" IN THAT'S IN THE COVENING THE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-MAY" IN THAT'S IN THE COVENING THE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-MAY" THAT'S IN THE COVENING THE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-MAY" THAT'S IN THE COVENING THE OWNED BY THE HOA AND THEY ENFORCE THE PARKING PROHIBITION IN THEIR ALLEY "RIGHT-OF-MAY".
- 22. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED METLANDS, STREAM(S OR THEIR RUFFERS, FOREST CONSERVATION EASTMENT AREAS AND IOO YEAR FLOODELAIN.
- MINIMIM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY FOR ALL SFD AND SFA RESIDENTIAL LOTS WILL BE PROVIDED IN ACCORDANCE WITH THE COMPREHENSIVE DEVELOPMENT CRITERIA APPROVED FOR THIS PROJECT UNDER S-01-17, S-06-16, PB-353, PB 318 AND ZB-495M.
- 24. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-445M AND THE DECISION AND ORDER FOR PB CASE NO. 353 (S-01-17) AND PB CASE NO. 353 (S-01-17) AND PB CASE NO. 354 (NO. 375 AND S-56-16.
- 25. BUILDABLE LOTS 18-124 & 144-156 SHOWN HEREON SHALL HAVE A RUBLIC EASEMENT ADJACENT TO THE PUBLIC ROAD RIGHT OF WAY, FOR THE PURPOSES OF SUDEWALK MAINTENANCE, NATER HOUSE CONNECTION. AND SENSER HOUSE CONNECTION.
- 26. BECAUSE THERE MAY BE MODIFICATIONS TO LANDSCAPING A CERTIFIED LANDSCAPE PLAN APPROVED BY MAPLE LAWN FARMS SHALL BE FORWARDED TO THE COUNTY
  FOR APPROVIAL PRIOR TO LANDSCAPE INSPECTION, PLANT SUBSTITUTIONS CANNOT INCLIDE SPECIES PROHIBITED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND
  ADOPTION DUTY INC.

## LOT DEVELOPMENT DATA

- PRESENT ZONNG. MOD-3 FER ZB-4F5M
  PROPOSED USE OF SHE. 75 SFA RESIDENTIAL DWELLINGS
  PROPOSED USE OF SHE. 75 SFA RESIDENTIAL DWELLINGS
  PRILIC MATER & SHERR 10 BE UNILIZED (CORITE, 1924-4149-D)
  PARKING PROUNTED THE SEC.133.D.2.0. 2 SPACES/MIT x 35 = 10 SPACES
  PARKING PROUNTED. 10 GARAGE SPACES (ALL DOTS HAVE AT LEAST A 2-CAR GARAGE. SEE NOTE 21 ABOVE REGARDING PARKING)
  RECREATION OFFIN SPACE FOR THIS SIDP IS ADDRESSED INDER F-06-161 (SEE OVERALL OFFIN SPACE PROVISION CHART ON THIS SHE
- AREA TABILATION
   A REA OF BUILDABLE LOTS FOR THIS SUBMISSION. 42,0541: 9F OR 2JI1 AC.
   B. AREA OF THIS PLAN SUBMISSION. 2531: ACRES (L.D.D.)
   C. AREA OF DISTURBANCE BY THIS SOP. 2.531: ACRES

LOT TYPE	LOT NUMBERS	MINIMUM LOT SIZE	MIN. LOT WIDTH AT FRONT BRL	MAX. BUILDING HT.
TOWNHOME	118-124 4 129-156	N/A	N/A	50 FEET (MEAN HT.)

4. STRUCTURE SETBACKS PER F-I2-02I AND PLAT Nos. 22044-2205I

LOT TYPE FRONT SETBACK SIDE SETBACK MINIMUM REAR SETBACKS

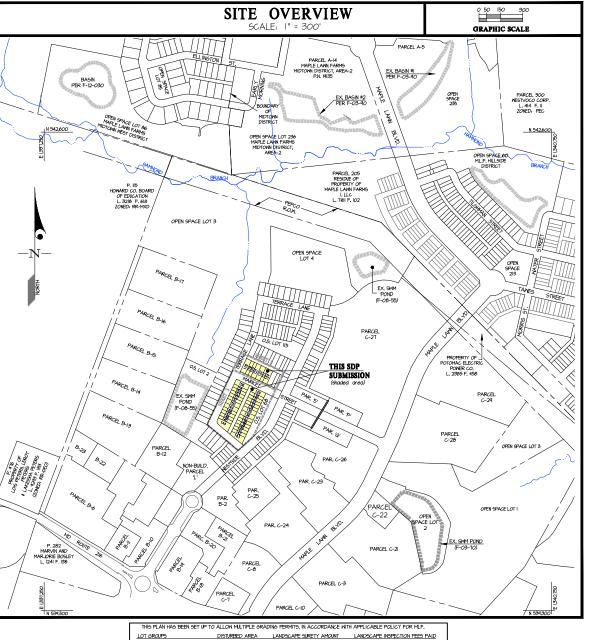
O' NONE 20' TO PRINCIPAL STRUCTURE, 3' FOR REAR (DETACH/ATTACH) GARAGE OR TO ACCESSORY STRUCTURES.

- A. BETWEEN SFA BUILDINGS, THE MINIMUM SETBACK DISTANCES SHALL BE 30' FRONT TO FRONT, 50' BACK TO BACK (EXCEPT ACROSS AN ALLEY), 50' BACK TO FRONT AND 6' OR AS REQUIRED BY THE BUILDING CODE FOR ALL OTHER CONDITIONS.
- B. OPEN DECKS MUST BE A MINIMUM OF IO' FROM REAR PROPERTY LINE, AND ARE SUBJECT TO SIDE YARD SETBACKS. C. FACING ACCESSORY STRUCTURES AND DETACHED GARAGES (ACROSS AN ALLEY/LANE ROW) SHALL BE 30' APART.
- D. EXCEPTIONS TO FRONT SETBACK REQUIREMENTS. SECTION 128.A.J APPLIES, EXCEPT FOR THE FOLLOWING:
- PORCHES MAY ENLOCAL HITO THE FRONT YARD TO NITHIN 2"FROM THE PROVID PROPERTY LINE OR RIGHT-OF-HAY FOR COTTAGES, MANIORS, AND VILLAGS, TO HITMIN 2"FOR ESTATES, PORCHES HAY REPROACH HITO HE SIDE YARD COTHER LOTS OF UNITHIN 2"FROM FROM OFF-HAY FOR COTTAGES, MANIORS, AND VILLAG, TO HITMIN 1"FOR HIT STATES OF THE SPACE OR PASSAGE, PORCHES MAY BILKROACH TO WITHIN 1"FROM ESTATES HAD RESTATES, MANIORS, AND VILLAGS, TO WITHIN 1"FROM TOTAL THE SIDE PROPERTY LINE FOR COTTAGES, MANIORS, AND VILLAGS, TO WITHIN 1"FROM ESTATES.
- GARDEN WALLS, FENCES, PIERS, GATES AND SIMILAR ORNAMENTS MAY BE BUILT IN THE FRONT AND SIDE YARDS NOT CLOSER THAN I'FROM THE

FRONT PROPERTY LINE (WALL FOOTING MUST AND NOT GREATER THAN 72" IN HEIGHT ALOI	BE OUTSIDE ANY EASMENTS); NO NG THE SIDE AND REAR PROPERT	T GREATER THAN 46° IN HEIGHT ALONG THE FRONT PROPERTY LINE I LINES.
<ul> <li>MASONRY VENEERS MAY ENCROACH A MAXI</li> </ul>	MUM OF SIX INCHES INTO ANY REG	NURED SETBACK.
APPROVED PLANNING BOARD OF HOWARD COL	INTY	
Date:		
APPROVED: HOWARD COUNTY DEPARTMENT OF	PLANNING & ZONING	PROFESSIONAL CERTIFICATION
Director	Date	I HEREBY CERTIFY THAT THESE PLANS MERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENSINEER INDEX THE
Chief, Division of Land Development	Date	LAMS OF THE STATE OF MARYLAND, LICENSE NO. 12475, EXPIRATION DATE: MAY 26, 2014.
Chief, Development Engineering Division	Date	
GLWGUTSCHICK LITTLE	&Weber, p.a.	

## MAPLE LAWN FARMS SITE DEVELOPMENT PLAN

**WESTSIDE DISTRICT - AREA 4** LOT Nos. 118-124 and 129-156 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

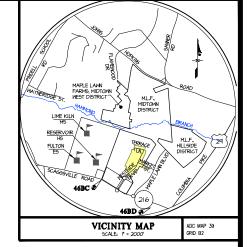


## HOWARD COUNTY CONTROL

NAD83 HORIZONTAL DATA \$
NVD88 VERTICAL DATA

## 46BC ELEV. = 472.16

N = 534,925,13 E=1,337,205,TT STANDARD DISC ON CONCRETE MONUMENT



OVERAL	L OPEN SP	ACE PROV	ISION FOR	MAPLE L	AWN FARMS	
PHASE NUMBER (AND NAME)	APPROVED DPZ FILE No.	PHASE AREA GROSS ACREAGE	REQUIRED OPEN SPACE (35% OF GROSS AC.)	OPEN SPACE PROVIDED IN AC. (%) *	REGUIRED ACTIVE OPEN SPACE IN AC.**	ACTIVE RECREATION O.S. PROVIDED IN AC. (%) ***
I (BUSINESS DISTRICT, AREA-I)	F-03-01	51.98	PL81	21.15 (40.7)	1,82	
2 (MIDTOWN DISTRICT, AREA-I)	F-03-40	31.43	13.10	15.75 (42.1)	1,31	7.52 (47.7)①
3 (MIDTOWN DISTRICT, AREA-2)	F-04-42	58.80	20.58	22.85 (38.9)	2.06	
4a (HILLSIDE DISTRICT, AREA-I)	F-05-8I	15.47	5.41	6.70 (43.3)	0.54	0.29 (4.3) ②
4b (MIDTOWN DISTRICT, AREA-3)	F-05-134	3.12	1,04	1.23 (34.4)	OJI	
4c (BUSINESS DISTRICT, AREA-2/ HILLSIDE DISTRICT, AREA-2)	F-05-II2/II3	3.00	1.05	0.00	OJI	
5a (HILLSIDE DISTRICT, AREA-I)	F-06-43	0.00	0.00	000	0.00	
56 (HILLSIDE DISTRICT, AREA-3)	F-06-161	33.26	11,64	18.50 (55.6)	1,16	1.61 (8.7) ③
6a (HILLSIDE DISTRICT, AREA-4)	F-08-012	15.05	5.27	5.50 (36.5)	0.53	
N/A	F-07-183	3.05	TO,I	0.00	OIO	
66 (NESTSIDE DISTRICT)	F-08-54/F-08-55	90.60	31,71	26.65 (29.4)	3,11	4.76 (17.9) ④
1 (HILLSIDE DISTRICT, AREA-5)	F-IO-6I	16.60	5,81	0.94 (5.1)	058	
8a (HILLSIDE DISTRICT, AREA-5)	F-II-27	0.00	0.00	0.20 (0.0)	0.00	
8b (MESTSIDE DISTRICT, AREA-2)	F-I2-2I	0.00	0.00	0.67 (0.0)	0.00	0.61 (100) (5)
8c (MIDTOWN WEST DISTRICT)	F-I2-20	1.65	0.58	0.09 (5.5)	0.06	_
8c (MIDTOWN WEST DISTRICT)	F-12-29	30.22	10.58	13.54 (45.0)	1.06	124 (45) 6
N/A	F-I2-I5	9.37	3.28	0.00 (0.0)	0.33	0.00 (0.0)
9b (WESTSIDE DISTRICT, AREA-3)	F-I3-03	0.00	0.00	0.69 (0.0)	0.00	0.69 (100) ①
9c (MIDTOWN WEST DISTRICT, AREA-2)	F-I3-01	34.08	11.43	13.54 (34.4)	1.19	5.05 (31.2) <b>(6</b> )
9d	F-I3-08	75.79	26.53	0.00 (0.0)	2.65	0.00 (0.0)
n/a	F-I2-86	15.46	5.41	3.74 (24.2)	0.54	0.00 (0.0)
106	F-14-15	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
IOc	F-I4-33	0.00	0.00	23.86 (0.0)	0.00	955 (40.0) <b>(</b>
llc	F-14-01	000	0.00	5.02 (0.0)	0.00	0.00 (0.0)
Ilb	F-14-AA	0.00	0.00	0.00 (0.0)	0.00	0.00 (0.0)
TOTAL		494.93	173.23	180.T2 (36.5)	17.32	31,43 (17,4)

- THE PERCENTAGE OF OPEN SPACE PROVIDED IS BASED ON THE GROSS SITE ACREAGE.

  10% OF THE OPEN SPACE REQUIRED MIST BE AVAILABLE FOR ACTIVE RECREATION.
  \*\*THE PERCENTAGE OF ACTIVE RECREATION OS. PROVIDED IS BASED ON THE OS. PROVIDED (CUMULATIVE TOTAL ACREAGE).
- ① 152 AC. = COMMINITY CENTER (05, 125 5.01 AC.), 05, 126 (0.25 AC.) AND 0.5, 123 (1.46 AC.) ② 0.24 AC. = PATHANTS ③ 161 AC. = 05 LOT 128 (1.00 AC.) and 05 LOT214 (0.61 AC.)
- 4.76 AG. = 05 LOT 4 (4.76 AG.) 5) 067 ACRES = 05 Lot 68 (067 Ac.)
- 6 129 ACRES = 05 Lot 85 (0.63 Ac.) and 05 Lot 84 (0.66 Ac.)
- 7) 0.64 ACRES = 05 II5 (0.64 Ac.)

COVER SHEET

- ) 5.05 AREAS = 05 179 (0.73 Ac.), 05 180 (0.74 ac.), 05 182 (3.58) (1) 9.55 AREAS = 05 99 (0.90 Ac.), 05 101 (1.75 ac.), 05 104 (2.85) and 05 101 (2.44 Ac.)
- OPEN SPACE LOTS 126 AND 123 ARE CONSIDERED RECREATIONAL SINCE RESIDENTS WILL BE ABLE TO GATHER AND CHILDREN WILL BE ABLE TO PLAY IN THESE AREAS.

SI	HEET INDEX
l. 2. 3. 4. 5. 6.	SEDIMENT CONTROL PLAN LANDSCAPE PLAN

			^	DDKESS	CHAR	ı		
LOT No.	STREE	T ADDRES	S		LOT No.	STREE	T ADDRES	S
IIB	11341	MARKET	STREET		137	8120	WESTSID	E BOULEVARD
119	11343				138	8122		
120	11345				134	8124		
121	11347				140	8126		
122	11351				141	8128		
123	11353				142	8130		
124	11355				143	<i>8</i> 132		
					144	11295	TERRACI	E LANE
					145	11293		
					146	11291		
129	8102	MESTSID	E BOULEVARD		147	11284		
130	8104				148	11287		
131	8106				144	11285		
132	8108				150	11283		
133	8110				151	11281		
134	8112				152	11279		
135	8114				153	11277		
136	ଥାନ	- 1			154	11275		
					155	11273		
					156	11271		·
		F	ERMIT	INFORM	ATION	СН	ART	
WATER	CODE:				SEWER	CODE:		
E2I					76450	100		

	PERMI	I INFU	KM.	711	UN CHA	K.I		
WATER CODE:					SEWER CODE: 1645000			
DEVELOPMENT NAME: APLE LAWN FARMS				MES.	ISTRICT/AREA TSIDE DISTRICT/ AREA 4	L0 118-12- 124-15		CENSUS TRACT 6051.02
PLAT 0, 22044/51, 27/11 &	ZONE MXD-3	TAX MAP 41446	GRIE 2143		ELEC. DIS	Т.		
		SCA	LE		ZONING		G.	L. W. FILE No.
		AS SH	1WOH	1	MXD-3	3		11081

JAN/2014

HOWARD COUNTY, MARYLAND

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARTLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VK 301-989-2524 FAX: 301-421-4186

:\CND\QRANNAS\GNG\(\ng)\\\PLANS BY QLI\\SOP (AREA 4\\\\nu\)\CI\_CS (Area 4).darg DES. mbt DRN. klp CHK. mbt DATE

PROPERTY OWNER (SELLER):

WITHIN I YEAR OF SIGNATURE APPROVAL OF THIS SOP BY THE DIRECTOR OF DPZ, THE BUILDER SHALL APPLY TO THE DEPARTMEN OF INSPECTIONS, LICENSES AND FERMITS FOR BUILDING FERMITS TO INITIATE THE CONSTRUCTION ON THIS SOP. THE BUILDER SHALL

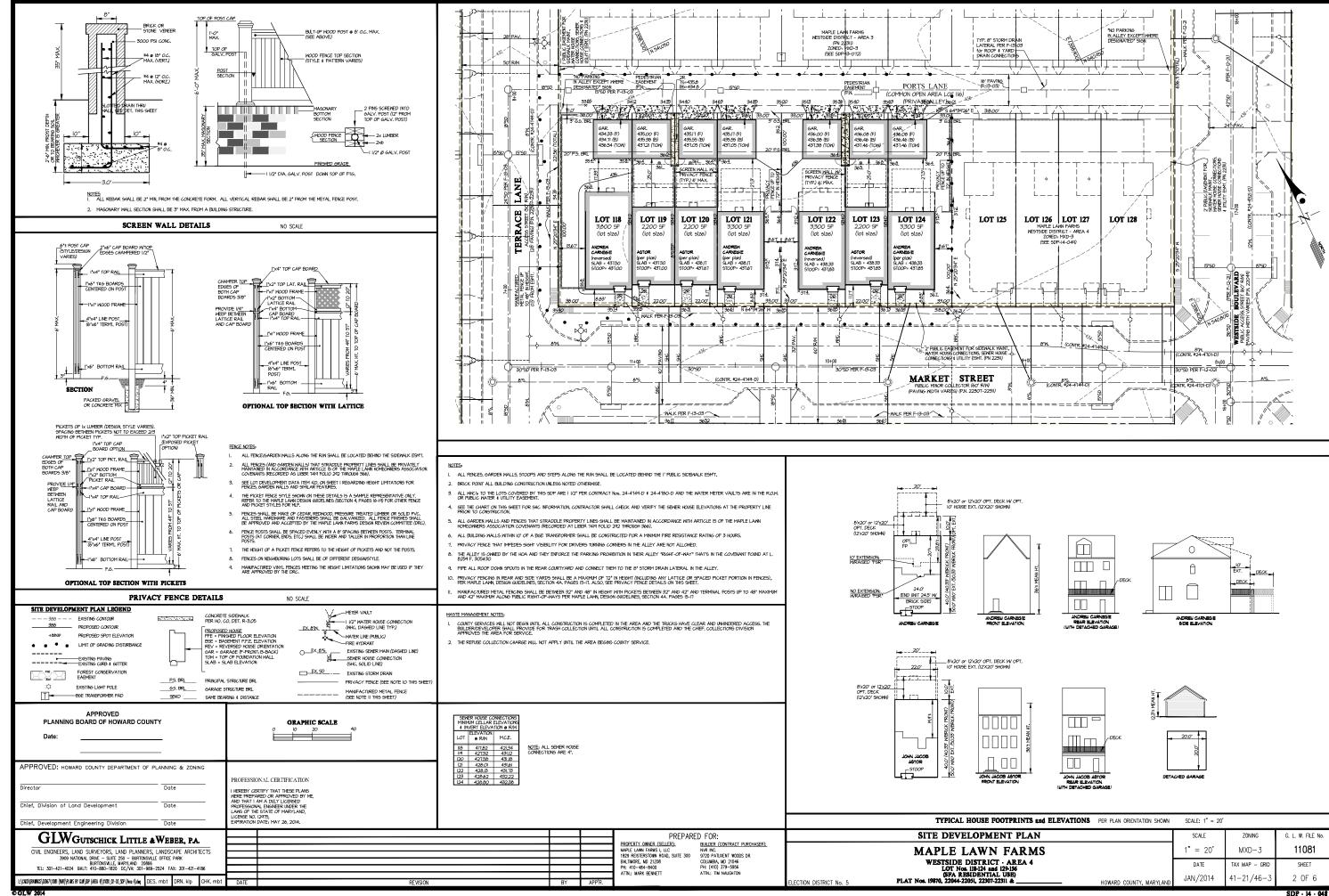
BUILDER (CONTRACT PURCHASER): NVR INC. 9720 PATUXENT WOODS DR. COLUMBIA, MD 21046 PH: (410) 379-5956

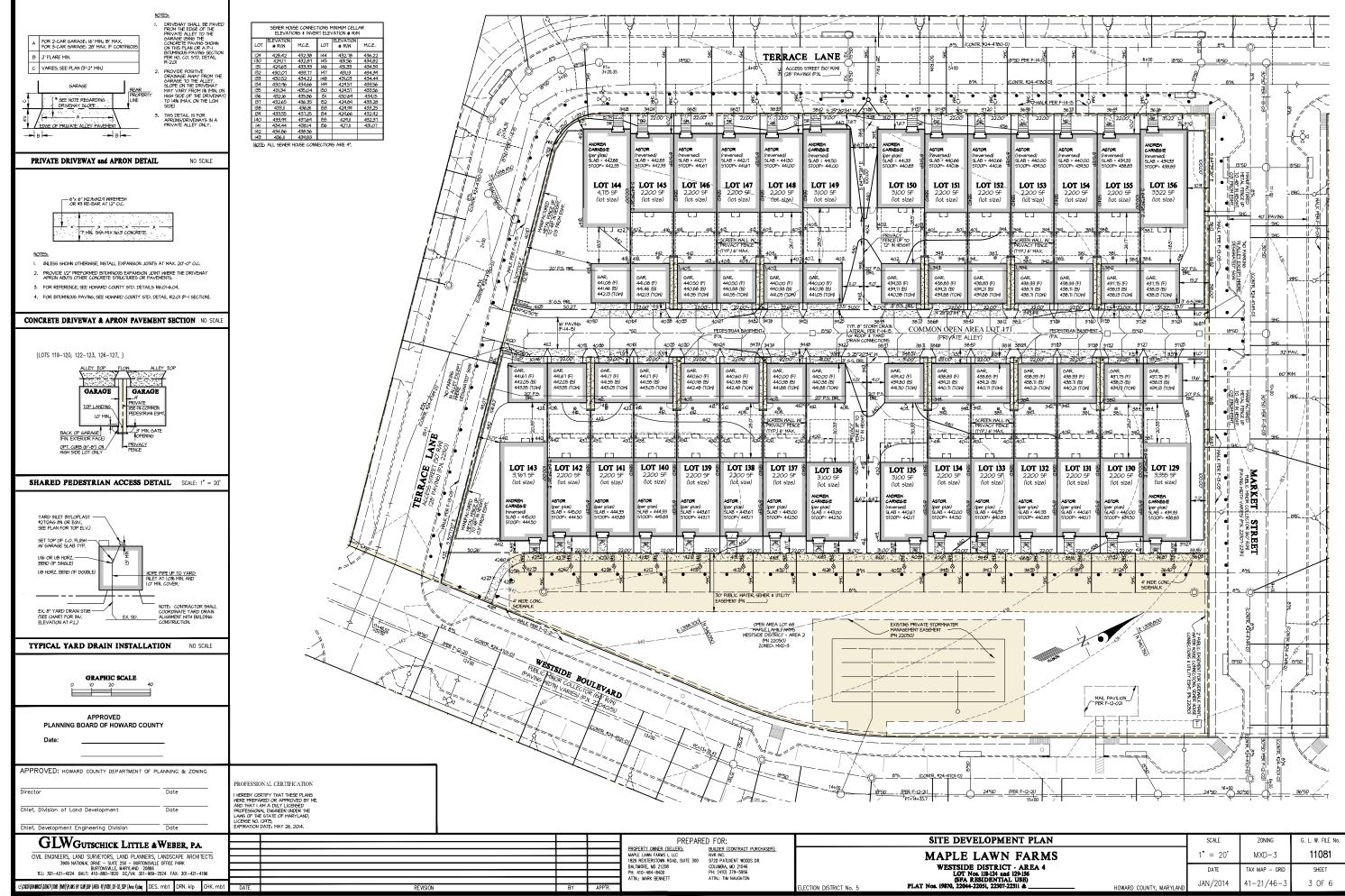
MAPLE LAWN FARMS WESTSIDE DISTRICT - AREA 4 LOT Nos. 118-124 and 129-156 (SFA RESIDENTIAL USE) PLAT Nos. 19870, 22044-22051, 22307-22311 & \_

1 OF 6

TAX MAP - GRIE

41-21/46-





# DEFINITION PURPOSE A. SOIL PREPARATION . TEMPORARY STABILIZATION PERMANENT STABILIZATION I, SOIL PH BETWEEN 6.0 AND 7.0. B. TOPSOILING TOPSOIL APPLICATION 22. EROSON, M.N. SEDBERT CONTROL PRACTICES BUST DE LANGTARD UNIDA PER YING TOPOGO. JUMPISMA DISTRIBUTE TOPOGO. IN A 5 TO B NICH LANGTA MA LERITY COMPACT TO A MAMIMA HIRORIESS OF 4 NICHES, SPREADING IS TO BE PERFORMED IN SUCH A MAMBER THAT SODDING OR SEPENDE CAN PROCEDE WITH A MAMIMA OF ADDITIONAL SO, PERPARATION AND TILLAGE, MY RECOLLABILES IN THE SURVICE ESSULTION FROM TOPOSITIONS OF DIFFE OPERATIONS MUST BE OFFICE AND TO BE PLACED FOR THE TOPOSOL OR SURVICE IS IN A PROSECO OR MUSTOR CONTROL MEND THE SUBSOL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL THROPES GRADING AND SEEDBEE PROPARATION. C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS) SUIL TEST MUST BE PEPFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOT LIME AND FERTILIZED ON SITES HANDIG DISTURBED AREAS OF 9. ACRES OR MORE SUIL ANALYSIS MAY. BY PEPFORMED BY A RECOUNTED PRAYED OF COMMENCED ALMORATORY SOIL SAMPLES TRANSH FOR FERTILIZED SILVER A RECOUNTED PRAYED OF COMMENCED AND SUITABLE FOR ACCUPANTE PEPFOLIZATION OF PEPFORPHATE ELONGHEST, MANINGHOT, TERRITIZED MUST ALL PERFORMED AND SUITABLE FOR ACCUPANTE OF PEPFOLIZED MUST ALL PERFORMED AND SUITABLE FOR ACCUPANT OF THE PRODUCT MAY BE ASSISTITUTED US FOR THE LABOR MAY ANALO OR REDOMANK AND WARRANTY OF THE PRODUCT AND AND AND AND AND SEAR HE HAME, RIAGE NAME OR REDOMANK AND WARRANTY OF THE PRODUCT AND AND AND SEAR HE HAME, RIAGE LIME MATERIALS MUST BE GROUND USESTONE (HORARDS OR BUSINESS OF PERCENT TOOL ADDRESS CALCIUM ONDE FLUS MARSSIAM MOSIT BE GROUND OF SUITABLE AND AND SEARCH FOR THE ALL LIME MATERIALS MUST BE GROUND OF SUITABLE AND AND SEARCH PRODUCT AND SECOND OF THE PLANT OF THE PROPRIESE SEARCH OF THE PRODUCT AND SECOND OF THE PLANT OF THE PROPRIESE SEARCH OF THE PROPRIESE SITE AT A LEAST SO 200 MEST SEX'S ESSIMILATED ONE SET SECRE AND 30 TO 00 PROCESTY MAY LAST SEARCH AS 200 MEST SEX'S SEARCH ONE SECRE AND 30 TO 00 PROCESTY MAY LAST SEARCH AND AND THE PLANT OF THE PROPRIESE SEARCH OF THE PROPRIESE SITE AT A LEAST SO 200 MEST SEX'S SEARCH ONE SECRE AND 30 TO 00 PROCESTY MAY LAST SEARCH AND PLANT OF THE PROPRIESE SEARCH OF THE PROPRIESE SITE AT A LEAST SO 200 MEST SEX'S SEARCH ONE SECRE AND 30 TO 10 PROCESTY MAY LAST SEARCH AND PLANT OF THE PROPRIESE SEARCH OF THE PROPRIESE SITE AT A LEAST SO 200 MEST SEX'S SEARCH ONE SECRE AND 30 TO 10 PROCESTY MAY LAST SEARCH AND PLANT OF THE PROPRIESE SEARCH OF THE PROPRIESE SITE AT A LEAST SO 200 MEST SEX'S SEARCH ONE SECRE AND 30 TO 10 PROCESTY MAY LAST SEARCH AND PLANT OF THE PROPRIESE SEARCH OF THE PROPRIESE SEAR FIGURE IN THE PASS INFORMED IN PROFIT GRAPHIC SCALE **APPROVED** PLANNING BOARD OF HOWARD COUNTY

# Director Chief, Division of Land Development

# APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Chief, Development Engineering Division GLWGUTSCHICK LITTLE & WEBER, PA.

## B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL. **B.4.3 STANDARDS AND SPECIFICATIONS FOR** PREPARATION, TOPSOILING, AND SOIL AMENDMENTS DEFINITION THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION. CONDITIONS WHERE PRACTICE APPLIES CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED. TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING. A. SEEDING a. SECRED PREPARATION CONSISTS OF LOOSENING SOIL TO A BEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE ASSOCILTIONAL OF CONSTRUCTION EQUIPMENT, SUCH AS DISC HAPPRONG OF ORISEL PLONG OR PREPARE MODIFIED OR LOCASTRUCTION EQUIPMENT, AFTER HES SUIL SUGGESSED. IT MUST NOT REPORT OF THE PROPERTY OF THE PROPERTY OF THE SUITABLE OF THE SUIL SUGGESSED. IT MUST NOT TO BE TRACKED WITH PRODES RAINANG PARALLE, TO THE CONTOUR OF THE SUITABLE AND A PREPARE THE AND LOUR AS PROCEEDED ON THE PLAY. C. DOCKPORATE LIME AND FERTILIZER NITO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MUSTA. . SPECIFICATIONS ALL SEED MAST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MAST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY ALL SEED MAST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY ALL SEED USED MAST HAVE BEEN TESTED WITHIN THE 6 MOWITHS MADDATELY PRECEDING THE DATE OF SOWING SLOW MATERIAL ON ANY PROLECT, REPER TO HEAVE THE SEED OF TH a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE: II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM). III. SOIL CONTAINS LESS THAIN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAT 30 PERCENT SILT PLUIS CLAY) TO PROVINCE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUIS CLAY) MOULD BE ACCEPTIBLE. APPLICATION IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT. a DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADISC. V. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES. DRILL OR CULTPACKE SEEDING MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL. CULTPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHON AS TO PROVIDE AT LEAST 1/4 MOSH OF SOIL COVERNOR. SEEDEED MIST BE EITHER AFTER PLANTING. APPLY SEED IN TWO DIRECTIONS, PERPENDICULUAR TO EACH OTHER. APPLY HALF THE SEEDING TAKE IN EACH ORECTION. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST. E. MX SOL AMEDIMENTS NITO THE TOP 3 TO 5 INCHES OF SOL BY DISKING OR OTHER SUITABLE MEANS. RAKE LIMM AREAS TO SMOOTH THE SURFACE, REDUCE LARGE OBJECTS LIKE STORES AND BRANCHES, AND RIGHT THE PROPERSY TO SHOUGH THE COSSINGER SOLD OBJECTS LIKE STORES AND BRANCHES, AND RIGHT THE PROPERSY TO SHOUGH THE TOP SHOULD HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES HTRASELBURG. APPL'S DU WOR GMAY, WITH THROUGHELEK (SUMMY NULUES) F ERRULLETS & BEING APPLED AT THE TIME OF SEEDING, THE APPLICATION RATES ROULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS FER ADREKED (POTASSIAM), 200 POUNDS FER ADREKED (POTASSIAM), AND POUNDS FER ADREKED (POTASSIAM), AND POUNDS FER ADREAPPLED BY HORDOSCEDING, MORMALLY, MOT MORE THAN 2 TORS FER APPLED BY HORDOSCEDING, AT ANY ONE TIME. DO NOT USE BURNT OR HYDRAFEL LIKE WENN THROUGEDING. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOSTIVE CONCERN. LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/O UNACCEPTABLE SOIL GRADATION. HIGH HYDROSEEDING. ( SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT ION. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL. B. MULCHING TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH. . MULCH MATERIALS (IN ORDER OF PREFERENCE) AND MARKENS (IN MOSTER OF PREFERENCE WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF MODIOIS WEED SEEDS AS SPECIFIED IN THE MARKING SEED LAW AND HOT MISTY, MOLDY, CARE, DECAME, OR DICESSNELY DILSTY, NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ON SPECIES OF REASONS IS DESIRED. B. WODO CILLULOSE RIBER MUCH (WOYA), CONSISTING OF SPECIALLY PREPARED WOO CILLUDES FROESS IN INTO A MORROW FROM SPECIAL STRAIGHT SEED OF THE PROPAGE OF THE MORROW OF THE MORROW FROM SPECIAL STRAIGHT SEED OF THE MORROW OF THE MORROW SPECIAL STRAIGHT SEED OF THE MORROW OF SPECIAL STRAIGHT SEED OF THE GROWTH. 5. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURRISH CONTINUING SUPPLIES OF MOSTURE AND PLANT NUTREINS. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. 1. THE SOIL IS SO ADDIC THAT TREATMENT WITH LIMESTONE IS NOT EASIBLE. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING ORITERIA: - IDES ON MUST EE'A LOAM, SAMPY LOAM, SALY LOAM, SALT LOAM, SAUPY CLAY LOAM, OR LOAMY COM-OMER SOLS MAD ELED HE RECOMMENDED BY MA REPORTED BY HE APPROPRIATE APPROPAIL AUTHORITY DEPOL MUST MOT BE A MUTTINE OF CONTRACTING TRYINGED SUBSICIA MOR MUST GOTANNI LESS THAN 5 REFEREND HEY VOLUME OF CHOSENS, STONES, SLAG, COARSE FROMERITS, GRAVEL, STOKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1.5 MONES IN DIAMETER. WE'M, INCLUDING DYE, MUST CONTAIN NO GERMANITON OR ROOMIN INHIBITION PACES. FOR THE STATE OF THE WAS CHIEF OF MAD PROSESSED IN SICH A MANNER THAT THE WOOD CELLULIDES FIRER MUCH WILL ERMAN IN LINFORM SUSPENSION IN MERE MUST ROOM A CHIEF AND THE WOOD CELLULIDES FIRER MUCH WILL ERMAN IN LINFORM SUSPENSION IN MUST ROOM A CHIEFFALL REQUIND COVER, ON APPLICATION, HANNE MOSTICE ASSOCIATION AND PROCLATION PROPERTIES WITHOUT INHIBITION THE ROOM OF THE WAS STEEDING. HE SOLIT WITHOUT INHIBITION THE ROOM OF THE ROOMS THE CONCENTRATION FOR THE PATTON OF COMPONIONS AT CONCENTRATION LEVES IN THE WILL SHAT THE PATTON THE PA . TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR DTHERS AS SPECIFIED. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF MATIRAL TOPSOIL ENGIH OH APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.

## ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR. LOTS LOTS LOTS OF 118-124 129-143 144-156 LOTS SITE ANALYSIS: TOTAL AREA OF SITE : 0.47± AC. 0.86± AC. 0.78± AC. 2.11± AC AREA DISTURBED : 0.55± AC. | 1.05± AC. | 0.93± AC. | 2.53± AC : 0.28± AC. | 0.62± AC. | 0.52± AC. | 1.42± AC AREA TO BE ROOFED OR PAVED AREA TO BE VEGETATIVELY STABILIZED : 0.27± AC. 0.43± AC. 0.41± AC. 1.11± TOTAL FILL : 416± CY 870± CY 760± CY 0FF-SITE WASTE/BORROW AREA LOCATION: NONE NONE NONE NONE NONE ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE

B-4-4 STANDARDS AND SPECIFICATIONS

FOR TEMPORARY STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE

CRITERIA

TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SQUES.

NOWITIONS WHERE PRACTICE APPLIES EXPOSED SQUES WHERE GROWING COVER IS NEEDED FOR

PERIOD OF 6 MONTHS OR LESS, FOR LOWGER DURATION OF THE, PERMANENT STABILIZATION

PRACTICES ARE REQUIRED.

SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE

SILLECT ONE OF MONE OF THE SPECIES OR SELD MIXTURES USED IN TARKE, BIT FOR HE APPROPRIATE HARDINESS ZONE (FROM FIGURE 5.3), AND ENTER THEM IT HE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SELDING DATES AND SEEDING DEPTHS. ET HIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE BIT PLUS FERTILIZER AND LIME RATES MUST BE PLOT IN THE PLAN. FOR SITES HANDOS SOIL HESTS PROFROMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING ARCINCY SOIL HESTS ARE NOT PRECUMED FOR TEMPORARY SEEDING. WHEN STABLEZIONS HESTOR AND STABLES OF THE SEEDING SALSON, APPLY SEED AND MALCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION 8-4-3.A.1.B AND MAINTAIN UNITL. THE REST EXERDING SALSON.

TEMPORARY SEEDING SUMMARY

ANNUAL RYEGRASS 40 Ib/oc Mor. 1 to May 15, Aug. 1 to Oct. 15 0.5 INCHES 436 Ib/oc. 2 tons/oc. (10 Ib./ (90 Ib./ 1,000 sf) 1,000 sf)

SEDIMENT CONTROL NOTES

A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DYNSION PRIOR TO THE START OF ANY CONSTRUCTION. (410–313–1855).

ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARKLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND REVISIONS THERETO.

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHOUT STABILIZATION SHALL BE COMPLETED WITHOUT STOMENT CONTROL STRUCTURES, DIKES, PERMETER SLOPES AND ALL SLOPES ORGERER HAM 3:1, P. 7 DATS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT STE.

ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE II ACCESSONICE WITH THE ZOTTI MAMPLAND STANDARDS AND SPECIFICATIONS FOR SOLL RECEIVED AND STANDARDS AND SPECIFICATIONS FOR SOLL RECEIVED AND STANDARD STANDARD

SPECIES APPLICATION SEEDING SEEDING RATE (Ib/oc.) DATES DEPTHS

SEED MIXTURE:

ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR. ON ALL SIES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION ACENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERRETER RESON AND SEDWART FOR HOCKINGS, BUT BEFORE PROCEEDING IN MAY DOWN AND ADMINISTRATION OF THE BUILDING OR GADING, INSPECTION APPROVAL WAS ADMINISTRATION OF A MAINTENANCE OR GADING, TO THER BUTCHING ASSERVEY STATES.

TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THA WHICH SHALL BE BACKFILLED AND STABILIZED BY THE END OF EACH WORK DAY, WHICHEVER IS SHORTER.

ANY CHANGES OR REVISIONS TO THE SEQUENCE OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE PLAN APPROVAL AUTHORITY PRIOR TO PROCEEDING WITH CONSTRUCTION.

A PROJECT IS TO BE SEQUENCED SO THAT THE GRADING ACTIVITIES BEGIN ON ONE A CHARLES TO US SCUCRECULO SI HEM THE SHOUND ACTIVITIES EEDN DO NOT ACCOUNT US TO US SCUCRECULO SI HEM THE SHOUND SHOW AND THE WORK MAY PROCEED TO A SUSSICIOUS GOUND, UNIT WHEN AT LEAST TO THE PROCEED TO THE PROCEED TO THE PROCEDULAR THE PROPERTY OF THE PROCEDULAR AUTHORIST WHICH AND THE PROPERTY AND THE PROPER

## STANDARDS AND SPECIFICATIONS FOR DUST CONTROL

CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES.

TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES TO REDUCE ON AND OFF-STIE DAMAGE INCLUDING HEALTH AND TRAFFIC HAZARDS.

CONDITIONS WHERE PRACTICE APPLIES

APEAS SUBJECT TO DUST BLOWING AND MOVEMENT WHERE ON AND OFF-SITE DAMAGE IS LIKELY WITH

SPECIFICATIONS

Q. APPLY MULCH TO ALL SEEDED AREAS MAREDATELY AFTER SEEDING.

WHEN STRAM MULCH IS USED, SPERAD IT OVER ALL SEEDED AREAS AT THE RATE
OF 2 TONS FOR ANGE TO A NUMBER MOSE EXPENT OF TO 2 NOVERS, APPLY
MINISTER AND AND LOCK EXPENT OF TO 2 NOVERS, APPLY
SUFFICIAL WINTER CONTROL AND LOCK EXPENT OF TO 2 NOVERS. THE
APPLICATION RATE TO 25 TONS FER ACRE.

WOOD CILLULOSE FIREM USED AS MULCH MUST EX APPLIED AT A NET DRY MEIGHT
OF 1500 POADOS FER ADER. MIT FOR WOOD CILLULOSE FIREM THIN HATE TO
ATTAIN A MONTINE WITH A MAMMAN OF 50 POUNDS OF MOOD CILLULOSE FIREM
PER TO GALLOUS OF WAITE.

DEFFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWIN METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AN EROSION HAZARD:

BEHOUS USED BY METERONEY, DEPOUND OFON HE SEZ OF HE ARCA AND COMPANY OF THE ARCA AND COMPANY.

CELLUGIS FIERE PER 100 GALLONS OF WATER.

SYNNHEIG BENEFES SUCH AS ACPIVED EIR (ASRO-TADO), DCA-70,
PETROSET, TERRA TAXI I, TERRA MANUFACTURER, APPLICATION OF 1000B BINDER
HEISTS TO EL HEAVER AT THE LODGE WHERE MIND
ASPHALT BINDER'S IS STRICTLY PROMBITED.

ASPHALT BINDER'S IS STRICTLY PROMBITED.

LIGHTWOOTH PLASTIC NETTING MAY BE STAPLED OVER THE MULCH
ACCORDING TO MANUFACTURER RECOMMENDATIONS, NETTING, IS USUALLY
AVAILABLE IN ROLLS 4 TO 15 FEET MIC AND 200 TO 2000 FEET LONG.

CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF 46 SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE COURDMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

ANCHORING

ROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2014.

ENGINEER'S CERTIFICATE

Date

Date

CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS LANDSCAPE ARCHITECTS IVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITEC 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, WARYLAND 20866 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CNOV\DRAMMAS\KONKY\10081 (NAR)\PLANS BY CUU\SDP (AREA 4)\10081\_04\_3C (Area 4).dang DES. mbt DRN. klp CHK. mbt DATE

MILCHES SEE SECTION 89-4-2 SOIL PREPARATION, TOPSOLING, AND SOIL AMBIGNORITS, SECTION 89-4-1 SEDIEM AND MILCHING, AND SECTION 89-4-1 SEDIEM AND MILCHING, AND SECTION 89-4-1 SEDIEM AND MILCHING AND SECTION 89-4-1 SEDIEM 89-4-1 SEDIEM 89-4-1 SEDIEM 89-4-1 SEDIEM 89-4-1 SEDIEM 89-4 SE

STEED. THE MAIN SPRINGLY SITE WITH WATER UNIT, INC. SUPFACE, SI MOST, REPEAT AS INDEED, HE SITE MUST NOT BE RINGARDED TO THE FOOT THAT RANGET OCCURS.

MICH SHOP SERVICE STEED TO CONTROL SHOW THE SHOP FENCES, STROME PROPERTY SAND SHOP SHOWS, AND THE SHOP SHOWS SHOW THE STEED TO CONTROL AND OWNERTY SAN SHOW THE SHOW THE SHOW THE SHOWS APPROVED, BY THE SHOPPOPPHATE PRAY RECEIVE AUTOMACK OF CHESCHE SHOWS APPROVED, BY THE SHOPPOPPHATE PRAY RECEIVE AUTOMACK SHOPPOPPHATE THE SHOWS THE SHOWS APPROVED, BY THE SHOPPOPPHATE THE SHOWS THE SHOWS APPROVED AS THE SHOPPOPPHATE THE SHOWS APPROVED AS THE SHOPPOPPHATE THE SHOWS APPROVED AS THE SHOPPOPPHATE THE SHOPPOPPHATE THE SHOWS APPROVED AS THE SHOWS APPROVED A

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HUMADU C C U BUILDER'S CERTIFICATE

SIGNATURE OF DEVELOPER /BUILDER

"I/ME CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PRESONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF A TENDIANCE AT A MARVIAND DEPARTMENT OF THE ENVIRONMENT APPROVIDE TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND REGISON BEFORE ECRONING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-STE INSPECTION BY THE HISCO."

DATE

PREPARED FOR BULDER (CONTRACT PURCHASER): NVR INC. 9720 PATUXENT WOODS DR. COLUMBIN, MD 21046 PH: (410) 379-5956 PROPERTY OWNER (SELLER): MAPLE LAWN FARMS I, LLC 1829 REISTERSTOWN ROAD, SUITE 300 BALTIMORE, MD 21208 PH: 410-484-8400

**B-4-5 STANDARDS AND SPECIFICATIONS** FOR PERMANENT STABILIZATIO

DEFINITION TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION PURPOSE

USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE. CRITERIA

SEED MIXTURES

| KATE | LIME RATE

GENERAL US.

G. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINGSS ZONE (FROM FRORE B.3) AND BASED ON THE STE COMMITTON OR PURPOSE FOUND OT HER BLD. ENTER SELECTED MIXTURES(S), APPLICATION BE PLANED OF THE PLANED OF THE PLANED SAMMARY. IS SOMEWART IS TO BE PLANED OF THE PLANED OF THE PLANED SAMMARY AS SAMMARY IS SOMEWARD SAMMARY AS SAMMARY IS TO BE PLANED OF THE PLANED SAMMARY AS SAMMARY IS TO BE PLANED OF THE PLANED SAMMARY AS SAMMARY AS THE PLANED SAMMARY AS SECOND SAMMARY AS SAMMARY AS THE PLANED SAMMARY AS THE P

- DRICAL MEER PLANING.
FOR STIES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING ACENCY.
FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 1/2 POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY. TURFORASS MIXTURES

d. AREAS WHERE TURFCRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.

SLECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE, ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY, THE SUMMARY IS TO BE PLACED ON THE PLAN.

RD-TUCKY BLUEGRASS. FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTO SUSY MANAGEMENT REPORTATION REQUIRED IN THE AREAS OF CENTRAL MANY-MIXED SEEDING FAILS. IN THE AREAS OF CENTRAL MANY-MIXED SEEDING FAILS. IS TO 2.0.9 FUNDING FOR 1000 SQUARE FEET, CHOOSE A MINIMAN OF THERE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE OF WIGHT.

REVITIONY BULGRASS/PERENNAL FIVE: FULL SUN MIXTURE: FOR USE IN FULL SUN MERCH AND SEASON STATEMENT OF RECESSIONS AND MERCH WITH SEASON SEASON

TALL FESCIE/KENTUCY BULBGRASS: FULL SUN MIXTURE: FOR USE'N BIOGHT.

TALL FESCIE/KENTUCY BULBGRASS: FULL SUN MIXTURE: FOR USE'N DROUGHT

PROBE AREAS AND/ON FOR AREAS RECEIVENC LOW TO MEDIUM MANAGEMENT IN FULL

RECOMMENDED MIXTURE'N ROLLUCES: CERTIFIED TALL FESCUE CULTIVARS 99 TO 100

PERCENT, CERTIFIED KENTUCKY SURGEASS CULTIVARS 0 TO 105 FRECHTI, SEEDING

RATE: 5 TO 9 POUNDS PER 1000 SQUARE FEET, DNE OR MORE CULTIVARS MAY BE
BLINDED.

KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWINS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES: CERTIFIED KENTUCKY BLUEGRASS CULTURARS 30 TO 40 PERCENT AND CERTIFIED FINE. FESCUE: AND 60 TO 70 PERCENT. NOTES:

SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO \$77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND"

CHOOSE CERTIFIED MATERIAL CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF ARRICLLITURE, TUTE AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE

IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES

WISTERN MO: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 58, 6A)

CANTRAL MO: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6D)

SOUTHERN MD, EASTERN SHORE; MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B) TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED, REMOVE STONES AND DEBIS OVER 1 172 INCHES IN DIAMETER. THE RESULTING SEEDBED JUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFIOLLTY.

IF SOIL MOSTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WHETE FOR PLANT GROWTH (1/2 TO 1 NICH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FRAIL TEXTURE/SHOT DAYS TEXTURE FOR THE FARME SELECTION. AN ABROMMALTE DAY OF OH 5 SECSION, OF OM ADDRESS.

## PERMANENT SEEDING SUMMARY

	ARDINESS ZONE: 6b EED MIXTURE: #9 (Tall Fescue)	Kentucky Bl	uegrass)		FERTILIZER	
ło.	SPECIES	APPLICATION RATE	SEEDING Dates	SEEDING DEPTHS	RATE (10-20-20)	LIME RATE
9	*Certified Tall Fescue blend (95% by weight): Falcon IV, Penn 1901 & Rebel Exeda and Certified Kentucky Bluegrass blend (5% by weight): Courtyard, Raven & Yonkee	6-8 lb/ 1000 s.f.	Mar. 1 to May 15, Aug. 15 to Oct. 15	1/4 - 1/2 IN.	1.0 lb/ 1000 s.f. (45 lb/ocre)	90 lb/ 1000 s.f.
	+ OU U. P. L. L.	*	I LIND T			

LEANL SPECIFICATIONS

C. CLASS OF LIBROPASS SOD MIST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE ANNUABLE TO THE JOB FOREMAN AND INSPECTIOR.

SOD MUST BE WARDHE OUT AT A UNFORM SOL THRONGS OF 3/4 MOH, PLUS OR MINUS 1/4 MOH, AT THE TIME OF CUITTING, MEASUREMENT FOR THRONGSS MUST EXCLUDE TOP CROWNH AND THATCH BROKEN PASK AND TORN OF UNEVERN BUSINS MUNT OF ELECTION.

ACCUPITABLE STATEMENT OF SOD MUST BE STRONG ENQUEL TO SUPPORT THERE ON MINISTER STRONG STATEMENT OF THE SECTION.

WIGHT AND RETAIN THER SIZE AND SHAPE WHEN SUSPENDED MERTICALLY WITH A FROM GRASP ON THE UPPER TO PERCENT OF THE SECTION.

SOD MUST THE BEHAVESTED CHAPTER OF MENDPLANTED WHEN MOSTURE CONTENT (EXCESSIVELY DIFF OF THE SECTION.)

SOD MUST THE MAYESTED, CREINFER, AND INSTALLED WHEN A PERIOD OF 36 HOURS. SOD MUST BE AMPRICED IN MINISTER COM MUST BE APPROVED BY AN ARRONGMENT OR SOD, SCIENTIFIC PRIFER TO IT IN SELECTION.

## SOD INSTALLATION

SO INSTALLATION

DURING PERSODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOL, LIGHTLY RIRIGATE THE SUBSOL HAMEDIATELY PRORT TO LAYING. THE SOO.

LAY THE RIFEST ROW OF SOO IN A STRAIGHT LIME WITH SUBSCLUENT ROWS PLACED PARALLET, TO IT AND INCITLY. WEDGED ANAINST EACH OTHER, STRAIGER LATERAL LOWING STRAIGHT LAYING AND THE STREETED OR OFFICIAL PROPERTY OF THE STREETED OR OFFICIAL PROPERTY OF THE SOOT OF THE ROOTS.

SITE CTACED OR OFFICIAL PROPERTY OF THE ALL OF THE ROOTS.

WEREVER PROSSELL LAY SOO WITH THE LOWER CORNER LOWER LINE AND THE LOWER CONTROL THE SOOT TO MENT AND THE LOWER CONTROL THE SOOT TO THE SOOT THE SOOT TO THE SOOT OF THE ROOTS.

AND THE LIVER THE SOO MINERATELY FOLLOWING DOLLING AND TAMPING LOWER LINE SOOT MENT AND THE LOWER THE SOOT MINERATELY FOLLOWING DOLLING AND TAMPING LOWER CAN BE THE SOOT MENTALELY FOLLOWING DOLLING AND TAMPING LOWER CAN BE RESIDED OF THE RIFE SOO MENTALELY FOLLOWING DOLLING AND TAMPING LOWER CONTROL THE CONTR

## SOD MAINTENANCE

CSCI AT THE MEETING. Duration: 1/2 day. INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE), SILT FENCES (SF), SUPER SILT INSTALL STABILIZED CONSTRUCTION ENTRANCES (SCE, SLI FENCES (SF), SOPER SLI FENCES (SSF) AND ANY ADDITIONAL SEDMENT CONTROL MEASURES AS DIRECTED BY THE CSCI. (CLEARING AND GRUBBING IS NOT NECESSARY AS SITE WAS MASS GRADED TO INSTALL A REGIONAL SWM FACILITY.) Duration: 1-day.

SSF

| Mar. |

No PRELIC HARDS GOODS & PRINTY

GRADE SITE FOR HOUSE CONSTRUCTION. PROVIDE DUST CONTROL AS NECESSARY. Duration: 2 days.

1. APPLY FOR GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE

COUNTY SEDIMENT CONTROL INSPECTOR (CSCI) OBTAIN GRADING PERMIT FROM THI

SEQUENCE OF CONSTRUCTION

CONSTRUCT HOUSES, UITLITY CONNECTIONS, GARAGES, DRIVEWAYS AND SIDEWALKS. Duration:  $3-4\ \text{months}.$ 

AS EACH HOUSE/GARAGE IS COMPLETED, FINAL GRADE THE LOT, INSTALL FENCES AND PLANT MATERIAL AND STABILIZE ALL BARE DIRT AREA WITH PERMANENT SEEDING OR WITH SOD. Durotion: 2-days.

ONCE AREA DRAINING TO SEDIMENT CONTROL MEASURES HAVE BEEN STABILIZED OBTAIN PERMISSION FROM THE CSCI TO REMOVE THE SEDIMENT CONTROL ITEMS.

7. OBTAIN INSPECTION FOR RELEASE OF SURETY (FOR GRADING AND LANDSCAPING).

8. OBTAIN USE AND OCCUPANCY PERMIT THEN FINALIZE SETTLEMENT.

NOTES:

1. TEMPORARY SWM IS PROVIDED BY THE EXISTING BASIN ON OPEN SPACE LOT 3 & 60 PER F-05-112 & F-08-55. (SEE SHEET #1)

TE BROOM

MR FRANK

IF HOUSE CONSTRUCTION IS CONCURRENT WITH ROAD CONSTRUCTION, COORDINATE THE WORK ON THESE PLANS WITH F-12-021.

3. NO STOCKPILE WILL BE PERMITTED ON SITE.

SOILS SHOWN ARE PRE-DEVELOPMENT CONDITION. THE SITE HAS BEEN MASS GRADED F-08-054/55. ALL SOILS ARE NOW CONSIDERED "MAN-MADE".

SEEDING AND STABILIZATION IS TO BE PERFORMED AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR OR IN COMPLIANCE WITH THE STANDARD SEEDING AND STABILIZATION NOTES WHICHEVER IS MORE RESTRICTIVE.

## SEDIMENT CONTROL LEGEND

APPRING MB

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2007 2007

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- -600 - FXISTING CONTOUR PROPOSED CONTOUR ■ ■ ■ LIMIT OF GRADING DISTURBANCE

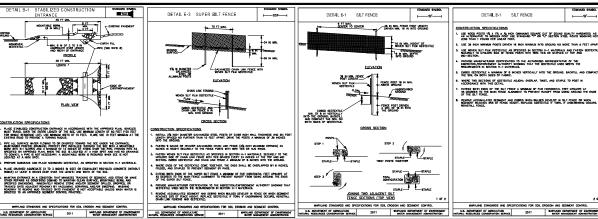
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S.C.E.

STABILIZED CONSTRUCTION ENTRANCE

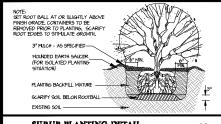
SOILS DELINEATION GaC - SOILS

## THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY



SEDIMENT CONTROL PLAN SCALE 70NING G. L. W. FILE No. MAPLE LAWN FARMS 1" = 50' MXD-311081 WESTSIDE DISTRICT - AREA 4 DATE TAX MAP - GRID SHEET LOT Nos. 118-124 and 129-156 (SFA RESIDENTIAL USE) PLAT Nos. 19870, 22044-22051, 22307-22311 & \_ JAN/2014 41-21/46-4 OF 6 ECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND

MANUAL DEPARTMENT OF ENVIRONMENT NATER MANUSCRIPT ADMINISTRATION



SHRUB PLANTING DETAIL NTS 3/8" DIA, REINFORGED BLACK "RIUBBER HOSE, INTERLOCKED. POSITION ABOVE FIRST SET O BRANCHES TO SECURE THE TREE 50 THAT IT IS PLIMBED. WIRE TWISTED (PLASTIC TIES MAY BE USED INSTEAD OF WIRE & RUBBER HOSE) CREATE 3-4" DEPTH CONTINUOUS COMPACTED \_\_\_\_\_\_ SAUCER RIM WITH TOP SOIL SET TOP OF ROOT BALL AT O SLIGHTLY ABOVE FINISH GRADE (NO MORE THAN 3"). PLANTING BACKFILL MIXTURE EQUALS 2 x BALL DECIDUOUS TREE PLANTING DETAIL

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16124 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE NANUAL (ALTERNATIVE COMPLIANCE PLUS THE LANDSCAPE DESIGN CRITERIA OF 9-06-16 AND PB CASE No. 316.

NTS

- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING NORK, ALL GENERAL NOTIES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.J SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING NORK, CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE
- PLANT GUANTITES SHOWLON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN GUANTITIES SHOWLON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL FLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE AAN, SPECIFICATIONS, ALL FLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE NITH THE PROJECT SPECIFICATIONS AND THIS FLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAG DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, ON MILICAED SHALL BE SOURCED OR SEEDED IN ACCORDIAGE WITH THE PERMANENT SEEDING SPECIFICATION. A NIMMM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC, SEE SHEET 4). THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HEISHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MUCHED WITH SHREDDED HARDMOOD MUCH FER THE FLANTING DETAILS.
- . DO NOT PLANT WITHIN THE PUBLIC WATER, SEINER AND UTILITY EASEMENT.
- "SCHEDILE-C" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE GRADING FERMIT FOR HOUSE CONSTRUCTION IN THE AMOUNT OF \$ 12,330,00 FOR THE LOTS FER THIS SOP AS FOLLOWS

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-318-2350. SEE THE CHART ON THIS SHEET FOR THE BREAK DOWN OF THE SURETY ON A PER LOT BASIS.

## PLANTING LEGEND

Chief, Division of Land Development





PLANNING BO	APPRO ARD OF		cou	NTY		
Date:						
-				_		
APPROVED: HOWARD	COUNTY	DEPARTMEN	NT OF	PLANNING	å	ZONING

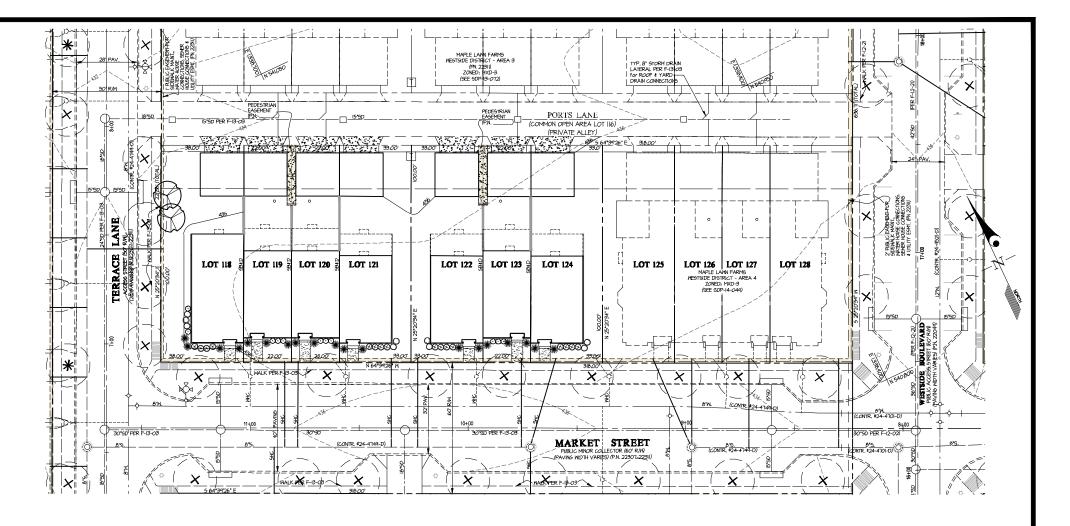
Chief, Development Engineering Division GLWGUTSCHICK LITTLE & WEBER, PA

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSWILE OFTICE PARX
BURTONSWILE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VX 301-989-2524 FAX: 301-421-4186 L:\CNOX\DRAMNS\COMATITION (NINF)\PLANS BY Q.W\SDP (AREA 4)\f1881\_QS-46\_LS (Area 4).dmg DES. mbt DRN. klp CHK. mbt

Date

Date

- 2. THE OWNER, TEMANTS AND/OR THEIR AGENTS SHALL BE RESPONSBILE FOR MAINTENANCE OF THE REQUIRED LANGE-AFMS INCLIDION BOTH PLANT MATERIALS AND BERMS, TENCES AND WALLS, ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD EXORNING CONTINION, AND WHEN INCESSARY, REPLACED WITH NEW MATERIAL TO BUSINE CONTINION COMPLIANCE WITH APPLICABLE DEGILATIONS, ALL OTHER REQUIRED LANGE-CAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONTITION, AND WHEN INCESSARY, REPLAIRED OR REPLACED.



			PLANT LIST	, in the second
YMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
	14	ALL CRNAMENTAL FLONERINS TREES SHALL BE 15"-2" CAL AND 6-10" HT.	CERCIS CANADENSIS / EASTERN REDBUID MAGNOLIA SOULANGIANA/ SAUCER MAGNOLIA	ALL B&B. SERVICEBERRY SHALL BE TREE FORM
0	aq	ALL 18" - 24" SPREAD	AZALEA VAR.: SUMPO PINK.', SUMPO JUNTE, KAEMPO' COTONEASTRE ADMERILI CORA JEANTY' (CARL JEANTY COTONEASTRE COTONEASTRE HORIZONTALIS "TOM THAMB' / TOM THAMB COTONEASTRE JUNETBUS HORIZONTALIS VAR. / JUNTER VAR.: BAR HARBOR, "ANDORRA", MILTONI BILLE RUS' JUNTERUS PROJUMENS NAMA "PUNKAS" LAAMERS GARDEN LUNTES JUNTERUS PROJUMENS NAMA "PUNKAS" LAAMERS GARDEN LUNTES	ALL CONTAINERIZED
8	47	ALL 24" - 30° SPREAD	AZALEA VAR., DELAMARE VALLEY HHITE, 'HERSHEY RED', 'HINO CRINSON' DBIIZIA GRACULS' SELDOER DEUTIZIA ILEX CERNATA HELLEY (DAVARE JAPANESE HOLLY ILEX GENATA HELLEY (DAVARE JAPANESE HOLLY HANOMA AQUIFOLIM' / OREGON GRAFE HOLLY SPIECA INPOLICAL SYMONOLOM' / SOUNDACION' ORIGINEA SPIECA INPOLICAL SYMONOLOM' / SOUNDACION' ORIGINEA	ALL CONTAINERIZED
0	31	ALL 24" - 30' SPREAD 6 2.5' - 3' HT.	ELDYNUS KIMITSCHOLOUS NAWMATTAN (AMMATTAN EIDINYMIS MANCHIA PELA I IZATRELER MAKONA OSMANTHS HETROPHYLLIS GULFIDE! / SHEET HOLLY REPODEDINGON HYBRO VAR, CATA, LIBIM, CAT, CRADIFICAR, BNGLISH ROSEIM, ROSEIM ELEGANS) RIDODDEDINGON PEM/P EM PEM/P EMPRENSEN JO ROMODON PEM/P EM PEM/P EM/P	ALL CONTAINERIZED
**	84	ALL 3' -4' HT.	LEX YERTICILLATA VARA VINTERBERRY FOLLY VAR. (CARDINAL).  "UN D'ARDY" 'ESE PERTIE" MUTTER RED' OF SPANLEEBRRY')  JUNETBUS CHRENGS TILLE FOUNT / BILLE POINT JUNETR  TAMB YEBJA KACKSII / HACKS JUNETRAL STANDER  THULA OCCIDENTIALIS ENERAL GREEN / EMERAL GREEN ARBORNITAE	ALL CONTAINERIZED

LØT		SHRUBS AT I	RONT YARD PLANTINGS; I:4 OF LOT WIDTH AT BRL (REES ARE REGUIRED)	BRL OF SFA BUILDINGS ORIENTED TO PLANTINGS PROVIDED			COMMENT		
TYPE	NO.	LOT WIDTH	SHRUBS REQUIRED	SIDE BLDG. LENGTH	SHRUBS	SHD. TREE	SHRUB5	OTHERS (AS SUBSTITUTIONS)	
townhome	118	38,0'	ю	50.33'	13	n/a	13	2 ORNAMENTAL FOR 10 SHRUBS	
	114	22.0	6	n/a	n/a	n/a	6		
	120	22.0"	6	n/a	n/a	n/a	6		
	121	33,01	8	r/a	n/a	n/a	8		
	122	33.0	8	n/a	n/a	n/a	8		
	123	22.0'	6	n/a	n/a	n/a	6		
	124	33.0¹	8	n/a	n/a	n/a	8		
	129	33.55'	8	50.33'	13	n/a		2 ORNAMENTAL FOR IO SHRUBS	
	130	22.0'	6	n/a	n/a	n/a	6		
	131	22.0'	6	n/a	n/a	n/a	6		
	132	22.0'	6	n/a	n/a	n/a	6		
	133	22,0'	6	n/a	n/a	n/a	6		
	134	22.0'	6	n/a	n/a	n/a	6		
	135	31.0'	8	n/a	n/a	n/a	8		
	136	31,0'	8	n/a	n/a	n/a	8		
	137	22.0'	6	n/a	n/a	n/a	6		
	138	22,0'	6	n/a	n/a	n/a	6		
	139	22.0'	6	n/a	n/a	n/a	6		
	140	22.0"	6	n/a	n/a	n/a	6		
	141	22.0'	6	n/a	n/a	n/a	6		
	142	22.0"	6	n/a	n/a	n/a	6		
	143	50.261	13	50.33'	13	n/a	16	2 ORNAMENTAL FOR 10 SHRUBS	
	144	48.79*	12	5033'	13	n/a	15	2 ORNAMENTAL FOR 10 SHRUBS	
	145	22.0'	6	n/a	n/a	n/a	6		
	146	22.0"	6	n/a	n/a	n/a	6		
	147	22.0'	6	n/a	n/a	n/a	6		
	148	22.0'	6	n/a	n/a	n/a	6		
	149	31.0'	8	n/a	n/a	n/a	8		
	150	31 <i>0</i> '	ð	n/a	n/a	n/a	8		
	151	22.0¹	6	n/a	n/a	n/a	6		
	152	22.0'	6	n/a	n/a	n/a	6		
	153	22.0°	6	n/a	n/a	n/a	б		
	154	22.0"	6	n/a	n/a	n/a	6		
	助	22.0'	6	n/a	n/a	n/a	б		
	156	35.22	9	50.33	13	n/a	12	2 ORNAMENTAL FOR ID SHRUBS	I

	MMENI 5s.
A.	SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS:
	I SHATE TREE . 2 ORNAMENTALS OR EVERGREEN TREES . IO SHRIBS 5 SHRIBS . I ORNAMENTAL OR EVERGREEN TREE

LANDS	CAPE	SURET	Y PER	LOT	
BUILDER	LOT No.	PLANT QUANTITY		SURETY AMOUNT	
		"OPEN SPACE TREES" * SEE NOTE	SHRVB6	]	
NVR at MAPLE	IIB	n/a	23	\$ 690,00	
LAWN L.L.C.	114	n/a	6	\$ 180.00	
	120	n/a	6	\$ 180,00	
	121	n/a	8	\$ 240.00	
	122	n/a	8	\$ 240,00	
	123	n/a	6	\$ 180.00	
	124	n/a	8	\$ 240.00	
	129	n/a	21	\$ 630,00	
	130	n/a	6	\$ 180.00	
	131	l Shade	6	\$ 480,00	
	132	1 Shade	6	\$ 480.00	
	133	l Shade	6	\$ 480,00	
	134	1 Shade	6	\$ 480.00	
	135	l omamental	8	\$ 390,00	
	136	l ornamental	8	\$ 340 <i>0</i> 0	
	13T	l Shade	6	\$ 480,00	
	138	1 Shade	- 6	\$ 480.00	
	139	l Shade	6	\$ 480.00	
	140	1 Shade	6	\$ 480.00	
	141	Lomamental	6	\$ 330.00	
	142	i ornamentai	6	\$ 330.00	
	143	n/a	26	\$ 780.00	
	144	n/a	25	\$ 750.00	
	145	n/a	6	\$ 180.00	
	146	n/a	6	\$ 180.00	
	148	n/a	6	\$ 180,00	
	149	n/a	6	\$ 180.00	
	150	n/a		\$ 240.00	
	151	n/a n/a	8	\$ 240,00	
	152	n/a	6	\$ 180,00 \$ 180,00	
	153	n/a	6	\$ 180,00	
	154	n/a	6	\$ 180,00	
	155	n/a	6	\$ 180,00	
	156	n/a	22	\$ 660,00	
OTAL	•	* SEE NOTE	311	\$ 12,330.00	

\* FOR RESIDENTIAL BUILDING TYPES EPEROMING AN ATTACHED GREEN, STREET ITREES SHALL BE PLANTED IN FROM TO THE STRUCIURES AND WITHIN THE FIRE IC OPEN SPACE. TREETS SHALL BE SPACED TO CONFORM MITH THE SPACING OF THE ADJOINING THE CRECIDENTE AND NOT LESS THAN 40' ON CENTER. THE 0 SHADE TREES SHALL MATCH HE STREET TREES ALONS MESTSIDE BLYD AND THE 4 ORNARDINAL TIRES 2 ON THE OPEN SPACE LOT AND 2 ON LOTS 125 4 (36) SHALL BE AS SHOWN.

THE 8 SHADE TREES ARE BOND (0 \$300/TREE)
THE 4 ORNAMENTAL TREES ARE BOND (0 \$150/TREE)

SUBSTITUTION FOR DIFFERENT TYPE OF PLANT MATERIALS ARE AS FOLLOWS.

1 SHADE TIREE \*\* 2 ORNMENTALS.

1 SHADE TIREE \*\* 2 ORNMENTALS.

1 STADE TIREE \*\* 2 ORNMENTALS.

1 SHADE TIREES ARE PROVIDED FOR THE REQUIRED GUANTITY OF 10 FOR 380 FOR JOHL LINEAR TEET OF LOT FRONTAGE ON OPEN GREENS).

## THIS DIAN IS FOD DIANTING DIIDDOSES ONI V

		THIS PLAN IS FOR PLANTING PURPOSES ONLY								
					PREPARED FOR:	LANDSCAPE PLAN	SCALE	ZONING	G. L. W. FILE No.	
					PROPERTY OWNER (SELLER): BULLDER (CONTRACT PURCHASER): MAPIL LAWN FARMS I, LLC 1829 RGISTERSTOWN ROAD, SUITE 300 9720 PATUXENT WOODS DR.	MAPLE LAWN FARMS	1" = 20'	MXD-3	11081	
					BALTIMORE, MD 21208 COLUMBIA, MD 21046 PH: 410-484-8400 PH: (410) 379-5956	WESTSIDE DISTRICT - AREA 4 LOT Nos. 118-124 and 129-156	DATE	TAX MAP - GRID	SHEET	
bt	DATE	REVISION	BY	APP'R.	ATTN.: MARK BENNETT ATTN.: TIM NAUGHTON	(SFA RESIDENTIAL USE) ELECTION DISTRICT No. 5 PLAT Nos. 19870, 2204-22051, 22307-22311 & HOWARD COUNTY, MARYLAND	JAN/2014	41-21/46-3	5 OF 6	

